



Streetscapes = Improved Quality of Life

- Improved Safety Conditions
- Enhanced Environmental Quality
- Enriched Aesthetics of Urban Spaces
- Value Added Economic Conditions



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Improved Safety Conditions

- Sidewalk Surfaces
- Lighting
- Crosswalks
- Bike-Lanes
- Regulatory Signage
- View Corridors
- Handicap Access (ADA)



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Improved Safety Conditions



- Sidewalk Surfaces



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Improved Safety Conditions



- Lighting



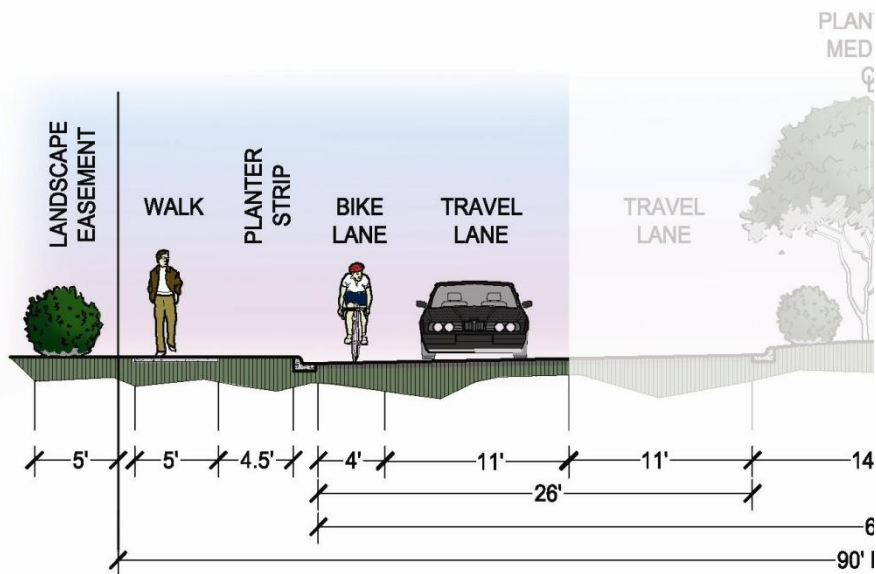
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Improved Safety Conditions



- Crosswalks

Improved Safety Conditions



- Bike-Lanes



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Improved Safety Conditions



- Regulatory Signage



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Improved Safety Conditions



- View Corridors



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Improved Safety Conditions



- Handicap Access (ADA)



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Enhanced Environmental Quality

- Vegetation Providing Cooling Effect
- Pervious Pavement Reduces Runoff
- Rain Gardens Improve Water Quality



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Enhanced Environmental Quality



- Vegetation Provides Cooling Effect



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Enhanced Environmental Quality



- Pervious Pavement Reduces Runoff



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Enhanced Environmental Quality



- Rain Gardens Improve Water Quality



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Enriched Aesthetics of Urban Spaces

- Shade Trees provide respite from sun in hot climates
- Deciduous Trees allow warmth of sun in winter
- Flowering Trees and Shrubs provide color and texture
- Decorative Paving
- Up-lighting on Trees and Buildings
- Public Gathering Spaces - Venue for Art and Music Festivals
- Public Art
- Site Furnishings (benches, trash receptacles, clocks, bike racks)
- Directional Signage provides for ease of circulation
- Removal of Overhead Power Lines improve visual integrity



Enriched Aesthetics of Urban Spaces



- Shade Trees Provide Respite from Sun
- Deciduous Trees Allow Warmth of Sun

Enriched Aesthetics of Urban Spaces



- Flowering Trees and Shrubs Provide Color and Texture



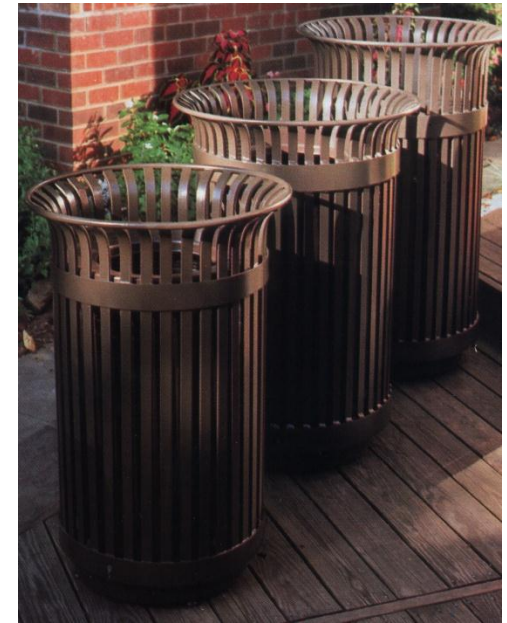
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Enriched Aesthetics of Urban Spaces



- Public Gathering Spaces - Venues for Art and Music Festivals

Enriched Aesthetics of Urban Spaces

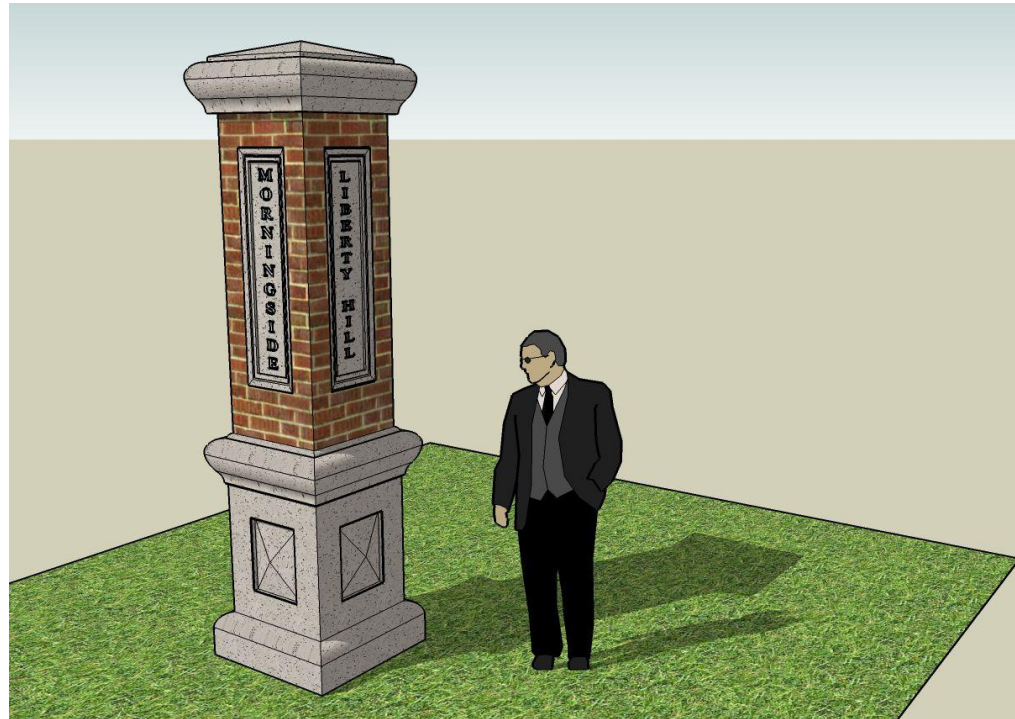


- Site Furnishings Establish Human Scale Elements



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Enriched Aesthetics of Urban Spaces



- Directional Signage Provides for Ease of Circulation



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Enriched Aesthetics of Urban Spaces



- Removal of Overhead Power Lines Improves Visual Integrity

Value Added Economic Conditions

- Attracting visitors to shops and restaurants
- Serve as Catalysts for Retail Space Development
- Attract buyers to residential areas



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Value Added Economic Conditions



- Attract Visitors to Shops and Restaurants



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Value Added Economic Conditions



- Serve as Catalysts for Retail Space Development

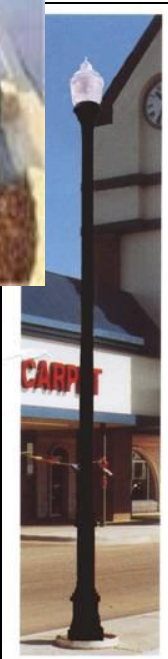
Value Added Economic Conditions



- Attract Buyers to Residential Areas

A Variety of Professionals/Disciplines

- Landscape Architects
- Transportation Planners/Engineers
- Civil and Electrical Engineers



Stakeholder Participation

- Public Works Staff
- City Planning Staff
- Downtown Merchants
- Corridor Residents

Montague Ave. Urban Design Study				
Design Impact Matrix Public Opinion				
Regenbogen Associates				
Scale: Priority First Second				
	Priority 1	Priority 2	Priority 3	Total
Landscape Elements				
Add trees and shrubs in ROW (plantable areas)	6	1		13
Remove inside turning lane and install plant material in median	2	3		17
Add trees and shrubs in planter strip		2	2	2
Establish grass in planter strip		3	3	3
Add site furniture (benches, trash receptacles, bike racks, etc...)	1	2	4	4
Establish "Gateway Feature" in key locations		1	1	1
Remove unsuitable plant material and replace with more suitable tree and tree grate	2	1		4
Screen tennis court with plant material		3	3	3
Integrate trees and shrubs along on-ramps and off-ramps		3	3	3
Enhance visual integrity of Interstate interchanges	2	1		3
Create individual theme for Montague Ave. for Coliseum and Performing Arts Center		1	1	2
Pedestrian Elements				
Add streetlights (pedestrian scale)	4			8
Provide crosswalk and pattern		3	3	9
Place bus shelter and concrete pad for bus stop				
Improve sidewalk edge or add sidewalk if needed				
Roadway Elements				
Paint existing streetlights and poles to match proposed				
Replace stoplight pole and wire with post and mast	2			4
Provide informational and directional signage (Public Parking, all DOT, etc...)		2		4
Improve public parking				
Utility Elements				
Bury power lines	3	1		11
Remove billboards	3	1		11

Montague Ave. Urban Design Study				
Design Impact Matrix				
Regenbogen Associates				
Scale: High= 3 Medium= 2 Low= 1				
	Visual Impact	Economic Impact	Ease of Implementation	Cost of Implementation
Landscape Elements				
Add trees and shrubs in ROW (plantable areas)	3	2	3	3
Remove inside turning lane and install plant material in median	3	2	1	1
Add trees and shrubs in planter strip	3	2	3	1
Establish grass in planter strip	2	1	3	3
Add site furniture (benches, trash receptacles, bike racks, etc...)	2	2	3	2
Establish "Gateway Feature" in key locations	3	3	1	2
Remove unsuitable plant material and replace with more suitable tree and tree grate	2	2	3	2
Screen tennis court with plant material	2	1	3	3
Integrate trees and shrubs along on-ramps and off-ramps	2	2	3	2
Enhance visual integrity of Interstate interchanges	3	2	2	2
Create individual theme for Montague Ave. for Coliseum and Performing Arts Center	3	2	2	1
Pedestrian Elements				
Add streetlights (pedestrian scale)	3	2	2	1
Provide crosswalk and pattern	3	3	2	2
Place bus shelter and concrete pad for bus stop	3	2	2	2
Improve sidewalk edge or add sidewalk if needed	2	1	3	2
Roadway Elements				
Paint existing streetlights and poles to match proposed	3	2	3	2
Replace stoplight pole and wire with post and mast	3	1	1	1
Provide informational and directional signage (Public Parking, all DOT, etc...)	2	2	3	2
Improve public parking	1	3	2	2
Utility Elements				
Bury power lines	3	1	1	1
Remove billboards	3	1	1	1
Notes:				
For (Visual Impact) large number reflects greater impact				
For (Economic Impact) large number reflects greater impact				
For (Ease of Implementation) large number reflects easier installation				
For (Cost of Implementation) large number reflects lower cost of installation				



Roadway and Pedestrian Spaces



- Decorative Properties
- Long-term Durability



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Design Process

- Programming
 - Urban Design Assessment and Analysis
 - Conceptual Design
 - Design Development
 - Construction Documents
 - Bidding
 - Construction Administration
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- Tools of the Trade
 - Before and After Computer Images
 - Sketch-up Images
 - Animation



Design Process

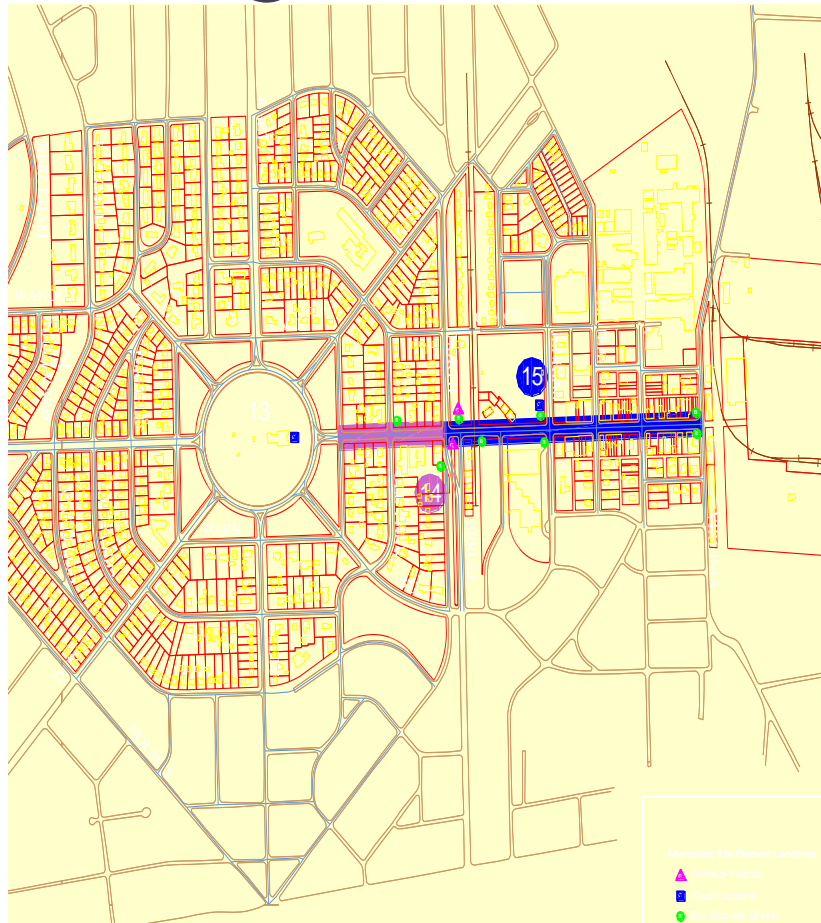
Montague Ave. Urban Design Study									
Design Impact Matrix Public Opinion									
Regenbogen Associates									
Scale: Priority					First	Second	Priority X2	Priority X1	Total
Landscape Elements									
Add trees and shrubs in ROW (plantable areas)					6	1			13
Remove inside turning lane and install plant material in median					7	3			17
Add trees and shrubs in planter strip						2			2
Establish grass in planter strip						3			3
Add site furniture (benches, trash receptacles, bike racks, etc...)					1	2			4
Establish "Gateway Feature" in key locations						1			1
Remove unsuitable plant material and replace with more suitable tree and tree grate					2				4
Screen tennis court with plant material						3			3
Integrate trees and shrubs along on-ramps and off-ramps						3			3
Enhance visual integrity of Interstate interchanges					2	1			5
Create individual theme for Montague Ave. for Coliseum and Performing Arts Center									
Pedestrian Elements									
Add streetlights (pedestrian scale)					4				8
Provide crosswalk and pattern						9			9
Place bus shelter and concrete pad for bus stop									
Improve sidewalk edge or add sidewalk if needed									
Roadway Elements									
Paint existing streetlights and poles to match proposed									
Replace stoplight pole and wire with post and mast					2				4
Provide informational and directional signage (Public Parking, all DOT, etc...)						4			4
Improve public parking									
Utility Elements									
Bury power lines					5	1			11
Remove billboards					5	1			11

- Programming



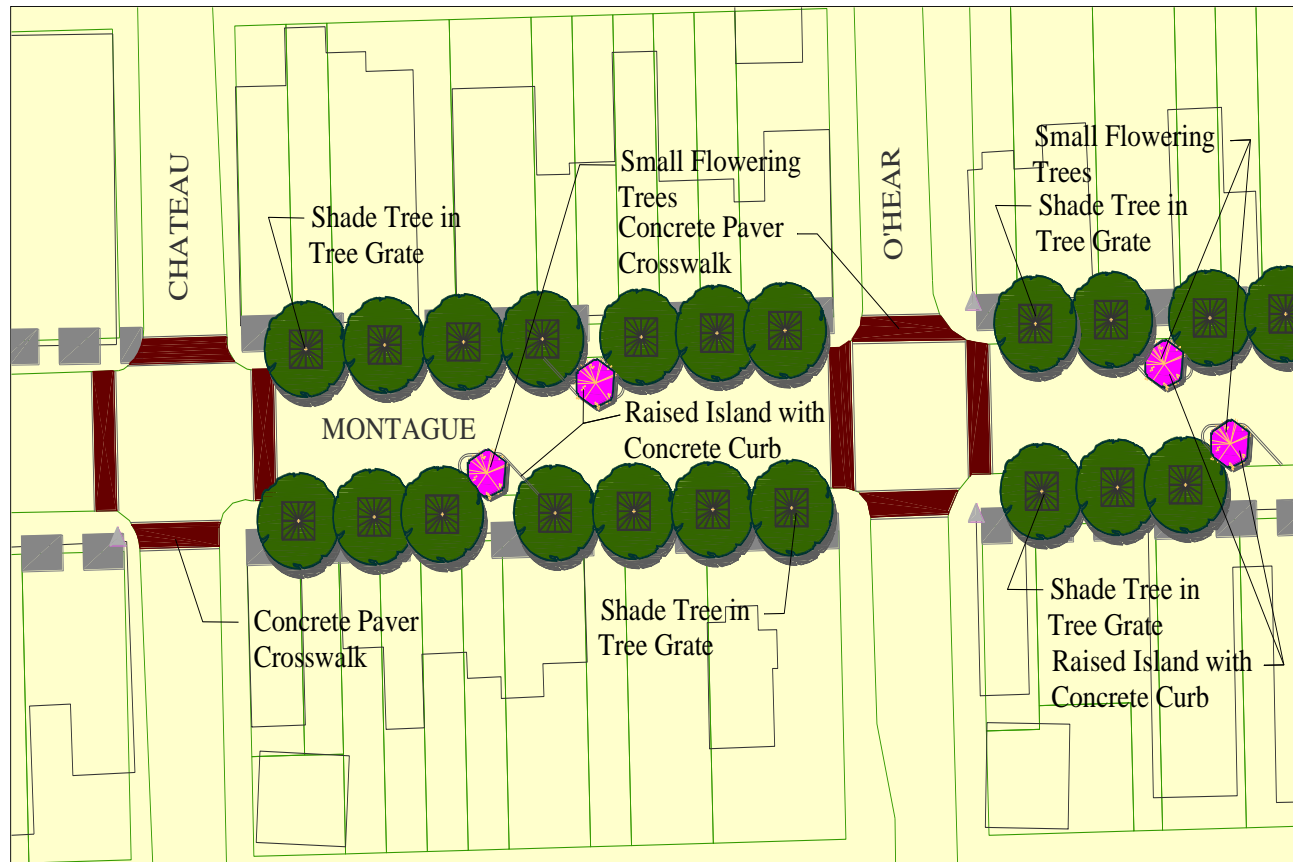
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Design Process



- Urban Design Assessment and Analysis

Design Process

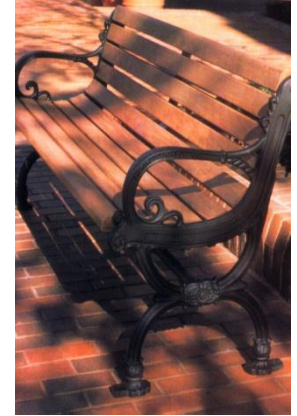
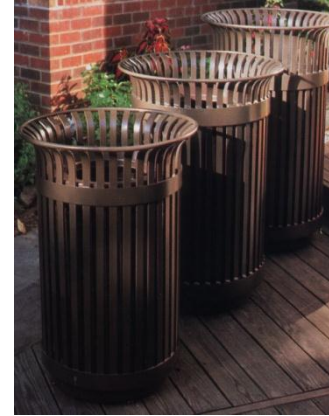


- Conceptual Design



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Design Process

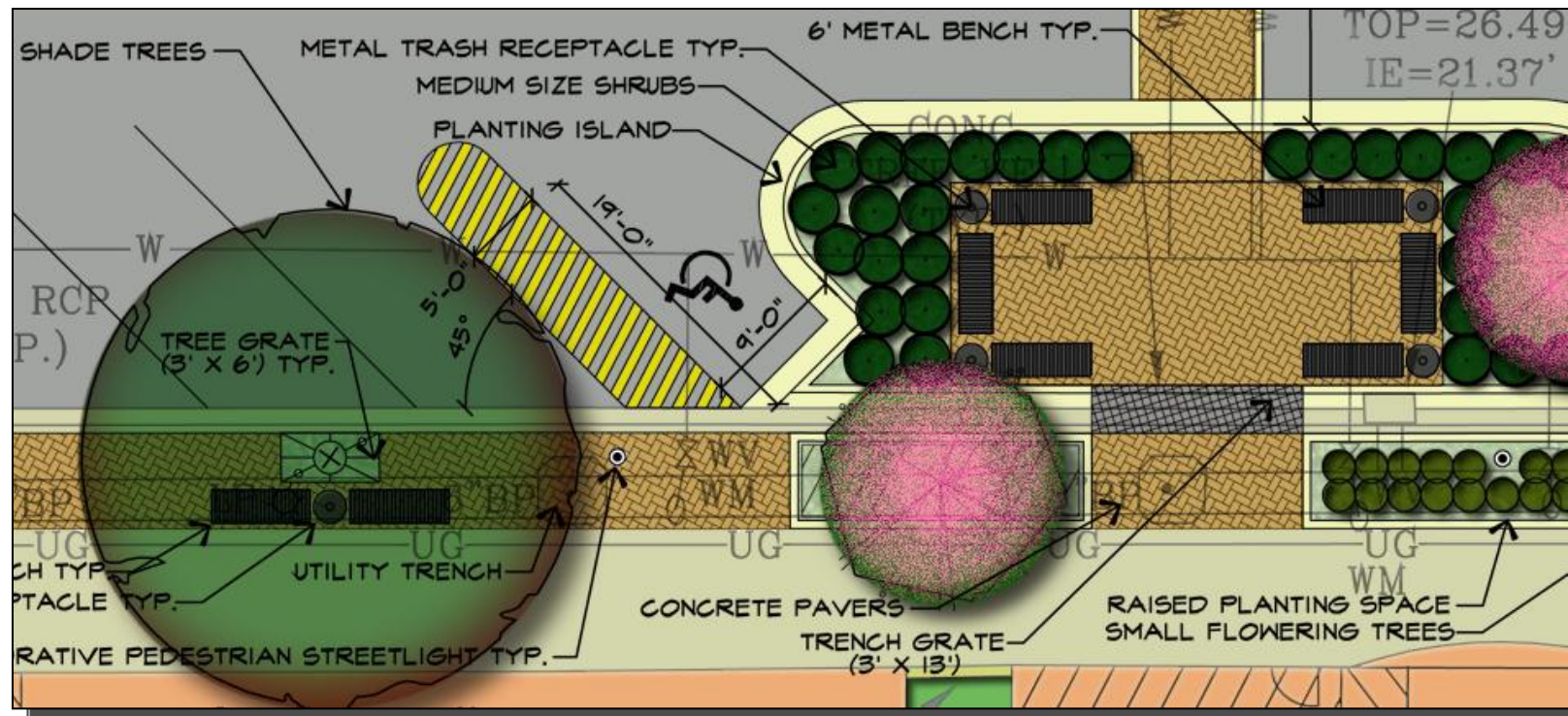


- Design Development



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Design Process



- Construction Documents



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Design Process

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PROJECT SUMMARY					
DEMOLITION				\$19,700.00	
GRADING AND DRAINAGE				\$79,900.00	
HARDSCAPES				\$372,700.00	
SITE UTILITIES				\$41,000.00	
SITE ELECTRICAL				\$593,500.00	
SITE IRRIGATION				\$54,400.00	
SITE FURNISHINGS				\$177,100.00	
SITE LANDSCAPING				\$289,975.00	
MISCELLANEOUS				\$16,500.00	
			SUBTOTAL	\$1,644,775.00	
			CONTINGENCY 10%	\$164,477.50	
			TOTAL SITE COSTS	\$1,809,252.50	
			TOTAL	\$1,809,252.50	
			TOTAL CONSTRUCTION COST	\$1,809,252.50	

- Bidding
- Construction Administration

Design Process



- Tools of the Trade
 - Before and After Computer Images

Design Process



- Tools of the Trade
 - Sketch-up Images
 - Animation



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Streetscapes = Improved Quality of Life

Questions?



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